SEWARD PARK EXTENSION

A challenging concept in design for redevelopment in urban renewal is proposed by the Housing and Redevelopment Board of the City of New York in the Seward Park Extension urban renewal project. The chief objective of this concept is to renew the area physically while maintaining its social, economic and visual continuity with the surrounding community. A corollary goal is to retain and extend the value of existing institutions there. The concept seeks to integrate a variety of building types with open spaces and community facilities, to emphasize attractiveness and human scale. It offers imaginative and resourceful redevelopers an opportunity to create amenities not ordinarily associated with intensively developed urban neighborhoods, while still serving a broad range of low-and middle-income families.

A CHALLENGING CONCEPT

The project area is located on the Lower East Side of Manhattan, bounded by Grand, Essex, South Delancey and Willett Streets. It lies immediately north of the Seward Park urban renewal project, a middle-income cooperative development. It abuts the southern approach to the Williamsburg Bridge, and lies immediately west of one of the most intensively redeveloped areas in the City of New York.

The site is within easy reach of major areas of employment in Manhattan, and has excellent access to major public transportation facilities. By car, it communicates with the East River Drive and points north and south; the Williamsburg Bridge and Long Island Expressway to points east; and with construction of the proposed Lower Manhattan Expressway, with all points west.

The project will receive financing and tax aids from the City of New York to permit production of housing for a broad spectrum of family incomes. It is anticipated that some 25-30% of the estimated 1,400 new units to be provided in the plan will be developed as cooperatives with tax abatement under the New York State Redevelopment Companies Law. Approximately 70-75% of the apartments are proposed for both tax and mortgage assistance under the Limited Profit Housing Companies (City Mitchell-Lama) program, chiefly as rental units. Rentals and carrying charges will be varied to provide a substantial number of apartments which will be reserved for low-income families displaced by this and other public improvements.

A STRATEGIC SITE IN THE HEART OF THE CITY

The site encompasses 19.65 acres, presently containing a total of 158 structures, of which 131 are residental and 27 non-residential. These include some 1,838 dwelling units housing 1,800 families; there are some 300 commercial tenants.

MIDBLOCK PROMENADE opens site to light, air, pedestrian traffic.

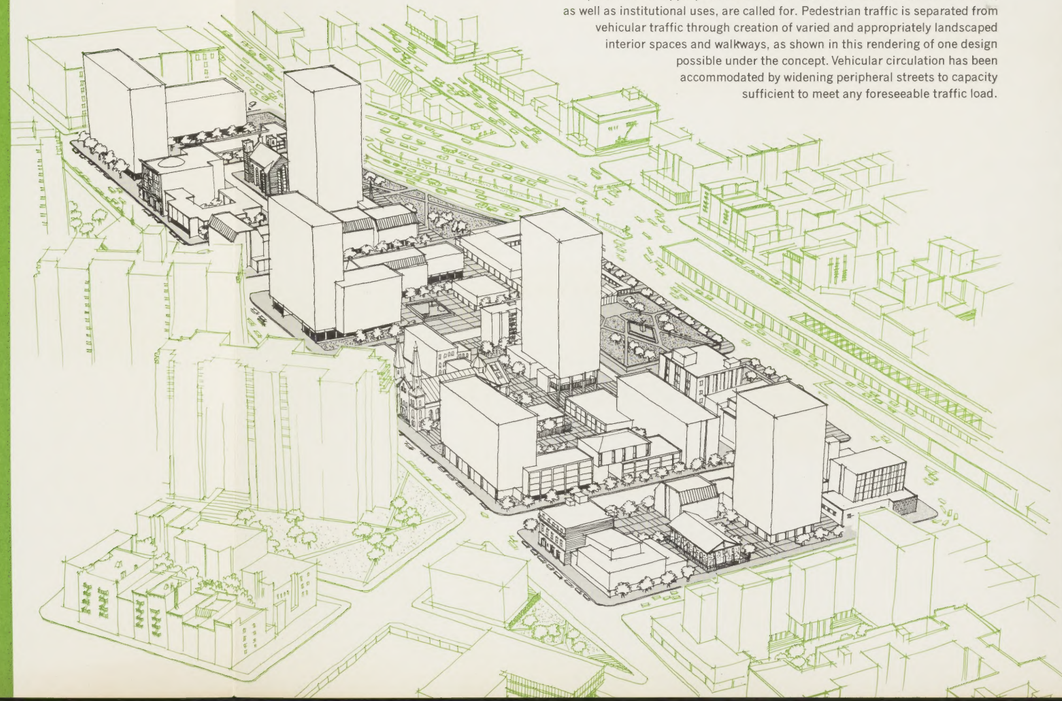
SHOPPING AREAS (l) integrate with residential buildings (r).

INTERIOR WALKWAYS and courts stress greenery, human scale.

VARIETY of building types adapts to differing wants of occupants.

A VARIED, OPEN PLAN FOR A RENEWED NEIGHBORHOOD

Under the controlling concept, combinations of high-and low-rise structures, with provision for appropriate commercial and other non-residential facilities, as well as institutional uses, are called for. Pedestrian traffic is separated from vehicular traffic through creation of varied and appropriately landscaped interior spaces and walkways, as shown in this rendering of one design possible under the concept. Vehicular circulation has been accommodated by widening peripheral streets to capacity sufficient to meet any foreseeable traffic load.



Historic Henry Street Playhouse

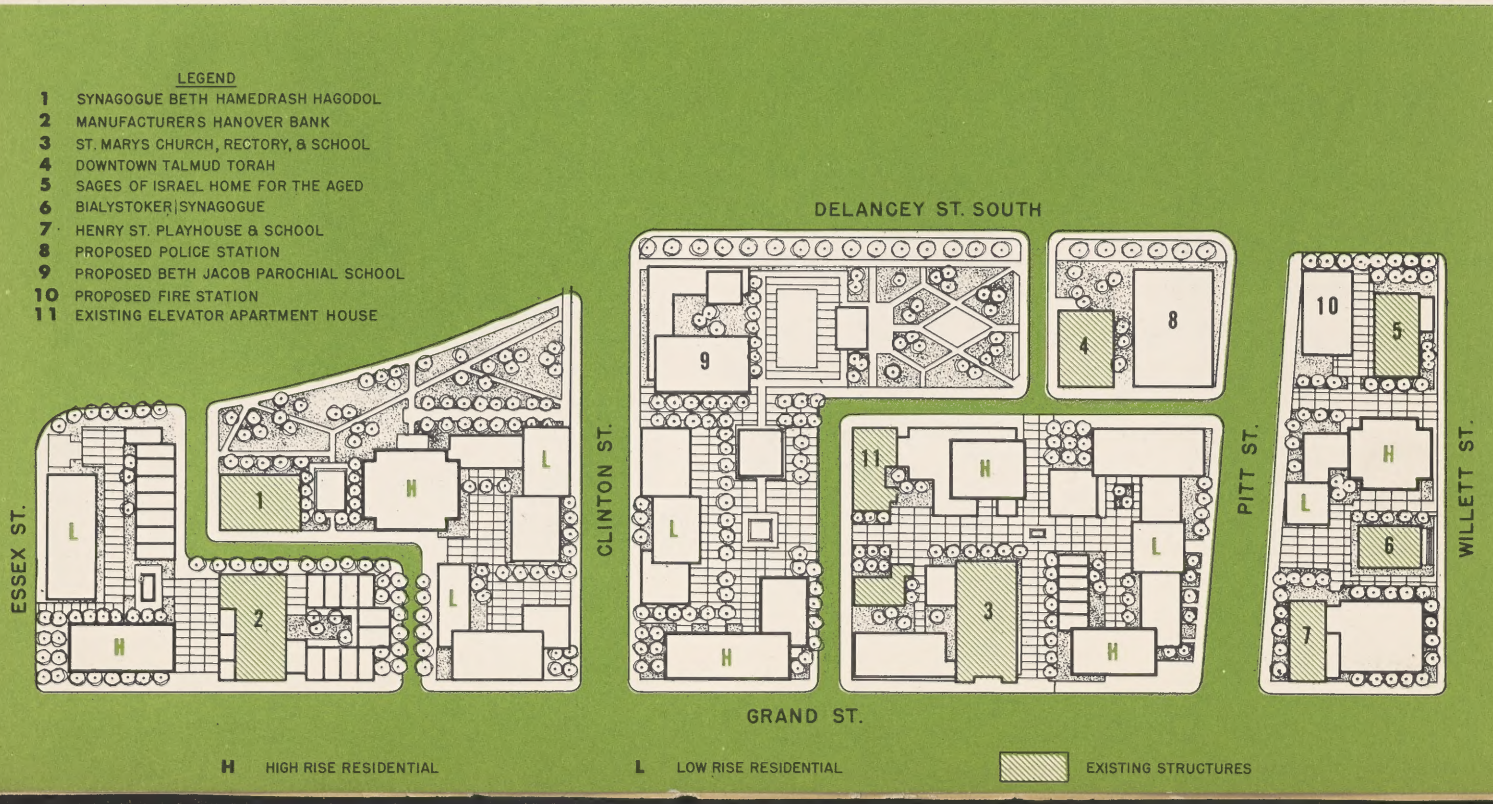
Manufacturers Hanover Bank Branch

Bialystoker Synagogue

St. Mary's Roman Catholic Church

EXISTING INSTITUTIONS TO REMAIN:

Within the site boundaries lie several community institutions, some of which are significant not only to the immediate neighborhood but have become known on a City-wide and even national scale. Principal among them is the Henry Street Settlement, with its associated schools of drama and dance. This and others are shown in the accompanying illustrations and site map. The preservation and extension of these institutions is an integral part of the renewal concept. The map is based on the perspective rendering on the preceding pages and also indicates possible distribution of building types.



To:

THE HOUSING & REDEVELOPMENT BOARD
2 LAFAYETTE STREET
NEW YORK CITY 7, NEW YORK

ROBERT F. WAGNER
Mayor

J. CLARENCE DAVIES, JR.
Chairman

EARL BROWN
Vice Chairman

WALTER S. FRIED

The Final Plan for the development of this project will shortly be submitted to the appropriate Federal and City agencies for review and approval. The project site encompasses about 19½ acres on the Lower East Side of Manhattan, generally bounded by Grand, Essex, Delancey, and Willett Streets, immediately to the north of the recently built Seward Park Urban Renewal Project. The plan calls for some 1400 units of new middle-income housing. Appropriate financing and tax aids will be offered to the redevelopers. For information concerning the proposed development, or the status of plans, please WRITE (do not telephone) to:

THE CITY OF NEW YORK
HOUSING AND REDEVELOPMENT BOARD
2 LAFAYETTE STREET, NEW YORK 7, N. Y.

OYL 11853 Box 100

CLASSICS